

RESOLUTION NO. A-_____

1 WHEREAS, Windfall Financial Group, LLC., hereinafter referred to as the
2 “Applicant”, desires to convert the use of the existing building located on property
3 legally described as Lots 13 and 14, Block 1, Ryons Addition, Lincoln, Lancaster
4 County, Nebraska, and commonly known as 2130 S. 17th Street, from a restaurant to
5 an office building; and

6 WHEREAS, the required parking approved for the restaurant erroneously
7 allowed ten parking spaces located in the building line district abutting S. 17th Street to
8 be counted toward satisfaction of the required parking; and

9 WHEREAS, § 27.71.200(b) of the Lincoln Municipal Code only allows
10 parking spaces in excess of required parking to be located in the building line district;
11 and

12 WHEREAS, the Department of Building and Safety has informed
13 Applicant that the Applicant will need to provide additional required parking as the
14 Department will not allow the Applicant to count the ten parking spaces located in the
15 building line district to be counted to meet the required parking for the office building;
16 and

17 WHEREAS, the Applicant is unable to provide this additional required
18 parking on the property; and

19 WHEREAS, § 27.67.030(f) of the Lincoln Municipal Code provides that
20 where additional parking is required by this Chapter due to a change in use and
21 provision for such additional parking is not made, a special review and approval shall be

1 required by the City Council; and

2 WHEREAS, the Applicant has requested the City Council to reduce the
3 required parking from eight parking spaces to three parking spaces with the
4 understanding that the Applicant will continue to maintain and use the ten parking
5 spaces located in the building line district as parking in excess of the required parking;
6 and

7 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
8 Lincoln, Nebraska:

9 That the application of Windfall Financial Group, LLC, to reduce the
10 required parking from eight parking spaces to three parking spaces for the change of
11 use of the existing building on the property at 2130 S. 17th Street from a restaurant to
12 an office building be and the same is hereby approved provided the Applicant continues
13 to maintain and use the ten parking spaces located in the building line district abutting
14 S. 17th Street as parking in excess of required parking.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2003:

Mayor